BILL GARRETT, Davidson County
Trans:T20160056954 DEEDQC
Recvd: 07/05/16 12:50 3 pgs
Fees:17.00 Taxes:0.00
20160705-0068466

RECORDING REQUESTED BY: Vand Prepared By

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Niseko Real Estate 2015, LLC
2015 Manhattan Beach Blvd., Ste 100
Redondo Beach, CA 90278

Parcel No: 043-06-0-077
Property Address:
304 May Drive
Madison, TN 37115

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

"The Grantors and Grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property. R&T 11923 (d)"

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **$00.00** and CITY **$«00.00**
__xx__ Computed on the consideration or value of property conveyed; **OR $10.00 and other good and valuable consideration.**
_____ Computed on the consideration or value less liens or encumbrances remaining at the time of sale.
_____ unincorporated area: __xx__ Madison and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Breckenridge Property Fund 2015, LLC,** a California Limited Liability Company, hereby REMISE, RELEASE AND QUITCLAIM to **Niseko Real Estate 2015, LLC,** a California Limited Liability Company the real property in the City of Madison, County of Davidson, and State of Tennessee, described as:

Please see attached "Exhibit A" for full legal description.

Dated May 23, 2016
Breckenridge Property Fund 2015, LLC, a California Limited Liability Company,
By: Neighborhood Stabilization, LLC, its Sole Member
By: Wedgewood, LLC, its Manager

Gregory L Geiser

By: Gregory L. Geiser, President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES} see attached

On _____, before me, **E. J. Lopez**,
a notary public, personally appeared **Gregory L. Geiser,** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On May 23, 2016 before me, M.Gutierrez, a Notary Public
(insert name and title of the officer)

personally appeared Gregory L. Geiser,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M. GUTIERREZ
Commission # 2041807
Notary Public - California
Los Angeles County
My Comm. Expires Oct 15, 2017

Signature M Gutierrez (Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR TRUE VALUE OF THIS TRANSFER, WHICHEVER IS GREATER, IS $0.00.

Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME THIS 30 DAY OF JUNE, 2016.

Notary

Commission Expires:

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

EXHIBIT A

Being part of Lot No. 14 on the Plan of Anderson Estates, of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being identified as Lot No. 55 on the Revised Plan of said Subdivision, not of record, described as follows:

Beginning on the Easterly margin of May Drive, 130 feet North of the Northerly margin of Roosevelt Drive; thence Eastwardly 174 feet along the Northerly line of property conveyed by an instrument of record in Book 2300, Page 463, said Registers Office, to the Westerly line of Lot No. 40; thence with the Westerly line of Lot Nos. 40 and 41, Northwardly 120 feet; thence Westwardly 174 feet to the Easterly margin of May Drive; thence with said Drive; 120 feet to the beginning.

BEING the same property conveyed to Breckenridge Property Fund 2015, LLC, by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated 12/8/15 and recorded 12/21/15 in Instrument No. 20151221-0127917, Register's Office for Davidson County, Tennessee. The said Shapiro & Ingle, LLP having been appointed Substitute Trustee by instrument dated 6/26/15 and recorded 6/30/15 in Instrument No. 20150630-0062864, said Register's Office.